



NOTICE OF VIOLATION - UNSAFE STRUCTURE

City of Richmond

Department of Planning & Development Review

Property Maintenance Division

900 E. Broad Street, Room G-12

Richmond, Virginia 23219

October 13, 2018

DEPARTMENT OF PLANNING
& DEVELOPMENT REVIEW

DIVISION OF PROPERTY MAINTENANCE
& CODE ENFORCEMENT

**Richmond Redevelopment & Housing
Authority
901 Chamberlayne Ave Po Box 26887
Richmond Va 23261**

**Tracking #: 025220-2018
Inspector: Walter Jackson
Phone: (804) 646-7435
Map Reference: 1079477_E0000955001**

Property located at: 2221 Walcott Pl

Building use at time of inspection:

A City of Richmond Property Maintenance Inspector inspected the structure specified above on 10/13/2018. The listed violations of the Virginia Maintenance Code (VMC) 2012 as amended and adopted by the City of Richmond Code Section 5-1 were found to exist. The violations cited must be abated by 10/23/2018 or as specified in the Special Orders included in the attached report.

Upon expiration of the abatement date the structure will be re-inspected for code compliance.

Failure to comply with this Notice may result in legal action and fines of up to \$2,500.00 per violation if convicted (VMC Section 104.5.6 and VMC Section 104.5.7). In addition, the City may disallow occupancy, placard the structure, or abate the unsafe condition(s). A lien may be attached to the tax bill for administrative fees and any incurred costs.

You have the right to appeal this notice. Appeals must be made within fourteen (14) days of receipt of this Notice of Violation. A fee shall accompany your appeal. (VMC Section 106.5).

All codes referenced herein are from the Virginia Maintenance Code unless otherwise stated.

If you have questions regarding this Notice of Violation, you should contact me between 8:00 a.m. and 5:00 p.m. at (804) 646-7435.

Report of Unsafe Conditions

105.1 US - Unsafe Structure

Structure Or Equipment Therein Is Found Unsafe Due To Damage, Deterioration Or The Conditions Found And May Warrant Condemnation.

This Property Has Been Inspected And Found To Be Unsafe; It Is Unsafe Because Of The Following Conditions. Evidence shows that the structure's Roof System And ceiling are Deteriorated Due the lack of property maintenance And Will Not Carry The Design Load Or Function as Intended. Therefore, This Structure Warrants Condemnation. To Abate This Violation, Make All Necessary Repairs To Return The structure's Roof System And ceiling Back To A Structurally Sound State (to Include All Components And Assemblies). Failure to comply with this notice by the abatement date may result in criminal court action.

If permits are required to correct the conditions cited in this notice, this document or a copy thereof will be needed to obtain them. Permits can be obtained from: Permits and Inspections Division, 900 E. Broad Street, Room 110, Richmond, Virginia 23219

Additional responsibilities as a property owner:

Approximately 3,300 properties are in the City Old and Historic District. To determine whether or not your property falls within a City Old and Historic District, go to <http://www.richmondgov.com/richhistory> and click on the link "ViewMap of City Old & Historic Districts".

A *Certificate of Appropriateness* is required when any proposed work alters the exterior appearance of the property as it is viewed from a public street or alley. Certificates must be obtained before work can begin. For work requiring a building permit, no permit will be issued without a Certificate. This review procedure is required not only for the main structure on a lot but also accessory buildings, fences, exterior lighting, driveways and walks, and any other features visible to the public.

As in any review process some preplanning is necessary. Please direct any questions or requests to: Secretary, Commission of Architectural Review, Department of Planning & Development Review, 900 East Broad Street Rm. 510, Richmond, VA 23219, (804) 646-6335

Sincerely,

Walter Jackson
(804) 646-7435
Property Maintenance Inspector